

S.0 EXECUTIVE SUMMARY

S.1 Purpose and Scope of the EIR

The California Environmental Quality Act (CEQA) requires all state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority.

The purpose of this Environmental Impact Report (EIR) is to assess the environmental impacts of the proposed Moffett Park Specific Plan (the project) pursuant to CEQA (Public Resources Code 21000 *et seq.*) as amended and the State CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 *et seq.*) as amended. This EIR is an informational document that describes the significant environmental effects of the project, identifies possible ways to minimize the significance of the effects, and discusses reasonable alternatives to the project to avoid, reduce or minimize environmental impacts. The City of Sunnyvale will consider the information in this EIR in making an informed decision regarding the project. It is not the purpose of this EIR to recommend either approval or denial of a project.

S.2 Summary Description of the Proposed Project

It is the intent of the City of Sunnyvale, through the adoption of the proposed Moffett Park Specific Plan, to provide a comprehensive, long-term plan that supports the development of a mix of land uses and addresses the potential impacts of future development within the context of the Specific Plan area. The proposed Specific Plan also addresses the need to establish a comprehensive policy and regulatory framework that provides the necessary elements to guide future development in concert with and responsive to, the needs of the marketplace. In recent years, the marketplace economy of the Silicon Valley has generated a demand for high technology, research and development (R&D), and corporate headquarters office space. In response to this market demand, the City of Sunnyvale has received several development applications for R&D and corporate headquarters uses in the Moffett Park Business Area. Many of the development applications have requested the approval of a Use Permit to exceed the maximum Floor Area Ratio (FAR) allowed by the current City of Sunnyvale General Plan and Zoning Code. To respond to the market demand, the proposed Specific plan would amend the land use development policies for the Specific Plan area, reduce the need for use permits and provide other methods for administrative relief, and provide a regulatory document that is directly linked to Citywide goals and policies for the area.

The proposed Moffett Park Specific Plan area is located in Santa Clara County in the City of Sunnyvale. The Specific Plan area is located in the northernmost portion of the City and is generally located northeast of the Highway 237 and Highway 101 interchange. The 1,156-acre Specific Plan area is bounded by: Moffett Federal Airfield to the west; the closed Sunnyvale Landfill, the Sunnyvale Materials Recovery and Transfer (SMaRT®) Station, and the City's Water Pollution Control Plant to the north; State Highway 237 to the south; and Sunnyvale Baylands Park to the east (refer to Exhibit 2-2, *Local Vicinity Map*). The project area is served by a number of local thoroughfares, including Lawrence Expressway/Caribbean Drive, Fair Oaks Avenue/Java Drive, Mathilda Avenue, and Moffett Park Drive. These arterials serve as main access points to the Specific Plan area.

Since the 1960's, the proposed Specific Plan area has predominantly been occupied by the defense industry. The Air Force, the Navy, Lockheed Martin, and NASA have been the major organizations that

have operated, or that continue to operate in Moffett Park. In recent years, several high-technology businesses have developed corporate campuses in Moffett Park, including Juniper Networks, Interwoven, Yahoo Inc., and Ariba. Low-rise warehouses and industrial/business park buildings are also located throughout the area. There are several restaurants and cafes, and three hotels in the Specific Plan area.

The proposed Moffett Park Specific Plan will serve as a land use policy document that regulates future development projects within the Moffett Park Specific Plan area. Implementation of the proposed Specific Plan would allow a mix of land uses, such as corporate office, manufacturing, warehouse, small-scale retail, hotel, restaurant, and other ancillary support uses. The proposed Specific Plan would also increase the allowed development intensities for land uses in the Moffett Park Specific Plan area.

The proposed Moffett Park Specific Plan would amend the current zoning for the project area, allowing development in the three following land use districts:

- ❖ **Moffett Park - General Commercial (MP-C):** The MP-C District provides for 13.01 acres of limited commercial development with an allowable intensity of .40 FAR. Total development potential within the MP-C District equates to approximately 250,000 square-feet. The MP-C District is intended for the construction, use, and occupancy of buildings for hotels, restaurants, retail sales and services, and professional services.
- ❖ **Moffett Park – Transit Oriented Development (MP-TOD):** The MP-TOD District provides for 462.33 acres of commercial, office and industrial development within the direct vicinity of the existing light rail line at an allowable intensity of .55 FAR. Total development potential within the MP-TOD District is 11.06 million square-feet. The MP-TOD zoning district is intended for the construction, use, and occupancy of buildings for office, research, limited manufacturing, hotels, restaurants, financial institutions, retail sales and services, professional services and similar compatible uses. Accessory uses for the benefit of onsite employees (e.g., recreation facilities, cafeterias) are also allowed and encouraged. The purpose of the MP-TOD District is to encourage higher intensity uses that can best take advantage of locations in close proximity to the Tasman light rail corridor. The allowed FAR of .55 may be increased to a maximum of .70 for development projects that meet a set of criteria identified within the Specific Plan.
- ❖ **Moffett Park - Industrial (MP-I):** The MP-I District provides for 663.20 acres of general industrial development with an allowable intensity of .40 FAR and .50 for warehouses. Total development potential within the MP-I District equates to approximately 11.55 million square-feet. The MP-I zoning district is intended for the construction, use, and occupancy of buildings for office, research, limited manufacturing, hotels, restaurants, and financial institutions. Accessory uses for the benefit of onsite employees (e.g., recreation facilities, cafeterias, etc.) are also allowed and encouraged. The allowed floor area ratio of .40 may be increased to a maximum of 0.50 for development projects that meet a set of criteria identified within the Specific Plan.

In addition to these districts, the Specific Plan permits an additional 2,000,000 square-feet of floating development potential within the Specific Plan area. The 2,000,000 square-feet of development potential can be applied at the time of building permit issuance (unless superseded by a Development Agreement) to any parcel in the Specific Plan area, provided the project adheres to specific criteria established in the Specific Plan. Development projects that are allocated additional square-footage from the floating reserve would be allowed to exceed the base FAR of the project site. Parcels located within the MP-TOD District

would be permitted to exceed the allowable .55 FAR to a maximum .70 FAR. Parcels within the MP-I District would be permitted to exceed the allowable .40 FAR to a maximum .50 FAR. Floating reserve space would be allocated on a first-come, first-serve basis until the entire reserve has been exhausted.

The proposed Specific Plan would also include a transfer of development rights program, which would allow owners of underdeveloped properties to transfer or sell their development rights to another property owner that wishes to develop beyond the base FARs, by following the criteria in the Specific Plan.

The development potential of the Moffett Park Specific Plan area under the proposed Specific Plan is detailed in Table S-1 below:

| Table S-1: Building Potential of Moffett Park Specific Plan area Under the Proposed Specific Plan | | | |
|--|-----------------------|--|---|
| Specific Plan Sub-District | Parcel Acreage | Allowable Intensity (FAR)¹ | Development Potential: Total Allowed Building Square-Footage² |
| MP-TOD | 462 ac | .55 FAR | 11.06 million sq. ft. |
| MP-I | 663 ac | .40 FAR | 11.55 million sq. ft. |
| MP-C | 13 ac | .40 FAR | .25 million sq. ft. |
| Development Reserve ³ | -- | -- | 1.47 million sq. ft. |
| Other ⁴ | 18 ac | -- | -- |
| Total | 1,156 ac | N/A | 24.33 million sq. ft. |
| Notes: <ol style="list-style-type: none"> 1. Allowable development intensities may increase up to .70 FAR in the MP-TOD district and .50 FAR in the MP-I district. All development intensity increase in these districts may not exceed 2,000,000 square-feet. 2. Total Development potential excludes existing SCVWD right-of-ways and U.S. Military Parcels. 3. Development Reserve may allocate square footage to parcels in MP-TOD and MP-I Zones, up to 2 million sq. ft. Actual reserve availability is 1.47 million sq. ft. due to previously approved projects. 4. Includes right-of-way, streets, etc. | | | |
| Source: RBF Consulting, Draft Moffett Park Specific Plan, August, 2002. | | | |

Currently, there is a total of approximately 15.6 million square-feet of developed building floor space in the proposed project area. Therefore, future development and redevelopment projects in the proposed Moffett Park Specific Plan area could result in the construction of approximately 8.7 million additional square-feet of building space (floor area) beyond existing conditions. On average, 340 square-feet of industrial/office space can support one job. Therefore, the total future development that would be facilitated as a result of implementation of the proposed Specific Plan has the potential to generate approximately 25,588 additional jobs, an increase of approximately 17,600 jobs beyond the buildout conditions described in the City's existing General Plan (existing General Plan allows for 18.3 million total sq. ft. in Moffett Park at buildout).

- ❖ Alternative D: assumes development and adoption of a Specific Plan that would allow for development intensities of .55 FAR for the MP-TOD zone and .40 for the MP-I and MP-C zones. Alternative D would not include the floating reserve of two million square-feet, or the Transfer of Development Rights Program.
- ❖ Alternative E: assumes development and adoption of a Specific Plan that would allow for development intensities of .50 FAR for the MP-TOD and .35 for the MP-I. Alternative E would also allow the construction of residential development (greater than 35 units per acre), mixed use, and increased pedestrian amenities near transit stations. Alternative E would not include the MP-C zone, the floating reserve of two million square-feet, or the Transfer of Development Rights Program.

The objectives of the proposed Specific Plan are described in detail in Section 2.4, *Project Objectives*. The potentially significant impacts that would occur as a result of implementation of the proposed Specific Plan are set forth in Section 3.0, *Environmental Setting, Impacts and Mitigation Measures*, of this EIR. As noted in Section 3.0, most of the potentially significant impacts identified for the proposed project can be mitigated to a less than significant level through implementation of feasible mitigation measures. However, significant unavoidable impacts related to traffic, air quality, and population and housing would occur as a result of the proposed project. In addition, the project would also contribute to cumulative air quality, population and housing, growth-inducing, water supply, energy, and traffic impacts (refer to Section 4.0, *Cumulative Impacts*, and Section 7.0, *Growth-Inducing Effects of the Proposed Project*).

Alternative D differs from the proposed Moffett Park Specific Plan analyzed in this EIR in that Alternative D would not include the floating reserve of two million square-feet, or the Transfer of Development Rights Program. Consequently, while the proposed Specific Plan is the City's preferred project because it responds directly to the goals and objectives referenced above, due to the potential cumulative and significant unavoidable impacts, it is not necessarily the "Environmentally Superior" Alternative.

Section 6.17 concludes that Alternative D is the environmentally superior alternative, as it would result in the fewest environmental impacts. The Sunnyvale City Council will consider the environmentally superior alternative and the other impact conclusions presented in this EIR when taking action on the proposed Moffett Park Specific Plan.

S.6 Mitigation Monitoring

Public Resources Code Section 21081.6 requires that agencies adopt a monitoring or reporting program for a project for which it has made findings pursuant to Public Resources Code 210181 or adopted a Negative Declaration pursuant to 21080 (c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or negative Declaration.

The Mitigation Monitoring Program for the proposed Moffett Park Specific Plan will be completed prior to consideration of the project by the Sunnyvale City Council.

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S.7 Areas of Controversy and Issues to be Resolved

Pursuant to State CEQA Guidelines Section 15123, this EIR includes issues to be resolved related to the various alternatives, and acknowledges the areas of controversy and issues to be resolved that are known to the City of Sunnyvale or were raised during the EIR scoping process. Many of the issues were identified during the Notice of Preparation (NOP) review period. Nine comment letters from local businesses, organizations, and agencies were received in response to the NOP. NOP comment letters received and a summary of the comments raised during the public scoping meetings are included in Appendix A. The following list summarizes the primary areas of controversy related to the environmental effects associated with the proposed Specific Plan:

- ❖ Traffic and Circulation Impacts
- ❖ Air Quality Impacts
- ❖ Noise Impacts
- ❖ Jobs-Housing Ratio Impacts
- ❖ Cumulative Impacts
- ❖ Hydrology and Water Quality Impacts
- ❖ Hazardous Materials/Hazardous Wastes
- ❖ Transit Impacts (Light Rail)
- ❖ Biological Resource Impacts
- ❖ Utility and Service Impacts

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|------------------------------------|---|
| AESTHETICS | | |
| IMPACT 3.1-A: Project implementation is intended to permanently enhance the visual character and quality of the Specific Plan area and it's surroundings. As the proposed Specific Plan includes the incorporation of the Citywide Design and Industrial Design Guidelines, respectively, applicable City Policies and Development Regulations as defined in Chapter 5 of the proposed Specific Plan would reduce potential impacts generated by implementation of the Specific Plan to levels that would be considered less than significant (Less Than Significant Impact). | <i>Mitigation is not required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.1-B: Future development of structures and parking areas associated with the implementation of the Specific Plan could indirectly introduce new sources of light and glare into this urban setting. After compliance with the lighting standards of the Specific Plan (refer to Chapter 5, Development Regulations), potential impacts would be considered less than significant (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|---|
| AIR QUALITY | | |
| IMPACT 3.2-A: Plan Consistency Impacts: Implementation of the proposed Moffett Park Specific Plan is consistent with applicable air quality plans and policies. (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.2-B: Construction Related Impacts: Future project development under the proposed Moffett Park Specific Plan may result in temporary construction related air quality impacts. (Less than Significant Impact With Mitigation). | <p><u><i>Mitigation 3.2-B1:</i></u> All new development shall implement the following control measures at all construction sites.</p> <ul style="list-style-type: none"> ❖ <i>Water all active construction areas at least twice daily.</i> ❖ <i>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</i> ❖ <i>Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.</i> ❖ <i>Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.</i> <p><i>(Less than Significant Impact With Mitigation)</i></p> <p><u><i>Mitigation 3.2-B2:</i></u> All new development of four or more acres shall implement the following control measures in addition to the measures listed above.</p> <ul style="list-style-type: none"> ❖ <i>Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more).</i> ❖ <i>Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)</i> ❖ <i>Limit traffic speeds on unpaved roads up to 15 mph.</i> ❖ <i>Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</i> ❖ <i>Replant vegetation in disturbed areas as quickly as possible.</i> <p><i>(Less than Significant Impact With Mitigation)</i></p> | <i>Less Than Significant Impact With Mitigation</i> |

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SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|--|
| | <p><i><u>Mitigation 3.2-B3:</u> All new development that is large in area, located near sensitive receptors or which for any other reason may warrant additional emissions reduction shall implement the following control measures in addition to the measures listed above.</i></p> <ul style="list-style-type: none"> ❖ <i>Install wheel washers for all exiting trucks, or wash off tires or tracks of all trucks and equipment leaving the site.</i> ❖ <i>Install wind breaks, or plant trees/vegetative wind breaks at the windward side(s) of construction sites.</i> ❖ <i>Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.</i> ❖ <i>Limit the area subject to excavation, grading and other construction activity at any one time.</i> <p><i>(Less than Significant Impact With Mitigation)</i></p> | |
| <p>IMPACT 3.2-C: Operational Air Quality Impacts: Future area source and vehicular emissions under the proposed Moffett Park Specific Plan may result in operational air quality impacts. (Significant and Unavoidable Impact).</p> | <p><i><u>Mitigation 3.2-C1:</u> Where possible, the proposed Moffett Park Specific Plan shall identify appropriate “walkthrough” locations to provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development (Significant and Unavoidable Impact).</i></p> <p><i><u>Mitigation 3.2-C2:</u> As a condition of project approval for future development under the Moffett Park Specific Plan, pedestrian access ways allowing travel within and through parcels shall be implemented, as appropriate, on a per project basis at the discretion of the Community Development Director (Significant and Unavoidable Impact).</i></p> | <p><i>Significant and Unavoidable Impact</i></p> |
| <p>IMPACT 3.2-D: Localized CO Impacts: Future Specific Plan related vehicle trips would expose sensitive receptors to substantial CO concentrations near intersections serving the Specific Plan area. (Less Than Significant Impact).</p> | <p><i>Mitigation Is Not Required.</i></p> | <p><i>Less Than Significant Impact</i></p> |

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SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|--|
| BIOLOGICAL RESOURCES | | |
| <p>IMPACT 3.3-A: The presence of pairs of Western Burrowing Owl have been confirmed at the NASA Ames Research Center approximately one mile west of the proposed Specific Plan boundaries. Burrowing owl habitat can occur wherever there are ground squirrels and/or existing burrows. As such, burrows may exist within the Specific Plan Project boundaries. Each future development site has the potential for providing burrowing owl habitat. Therefore the following mitigation measures would be required. (Potentially Significant Impact if not Mitigated)</p> | <p><i><u>Mitigation 3.3-A1:</u> Because burrowing owls were not identified onsite during field reconnaissance, but are anticipated to occur within or proximate to the Specific Plan boundaries, focused surveys shall be conducted in accordance with the California Department of Fish and Game (DDFG) protocol during the peak nesting season (April 15 through July 15). Surveys must be conducted on four separate days from two hours before sunset to one hour after sunset, or from one hour before sunset to two hours after sunrise. The property owner/developer shall be responsible for retaining a qualified biologist to conduct the surveys in accordance with all applicable state (CDFG) protocol in effect at the time of development application review and consideration.</i></p> <p><i>If the presence of burrowing owls is verified on an individual development site within the Specific Plan area, a burrowing owl mitigation plan shall be implemented prior to construction. This plan shall include a pre-construction survey to determine the location of active burrows on the project site, passive exclusion of burrows to be impacted by project construction, installation of artificial burrows in the designated open space areas of the proposed project and mitigation monitoring. Specific requirements to be included in this plan shall be determined through consultation with CDFG. This shall be subject to the review and approval of the City of Sunnyvale community Development Department.</i></p> <p><i><u>Mitigation 3.3-A2:</u> In the event that removal of habitat for the western borrowing owl is required for development, the applicant/owner shall work with the Springtown Reserve, or similar preserve local to the Bay Area, to purchase</i></p> | <p><i>Less Than Significant Impact With Mitigation</i></p> |

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SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|--|
| | <p><i>habitat credits. (See contact information listed below)</i></p> <p><i>When burrows must be removed, owls shall be evicted outside the breeding season via passive relocation based plan developed by a qualified biologist. Lost burrows shall be replaced outside the nesting season, before construction begins. Burrows should be replaced at a 3:1 ratio either within owl preserves or other suitable habitat as determined by a biologist (Less Than Significant Impact with Mitigation)</i></p> <p><i>Contact: Terry Huffman, (415) 925-2000 Environmental Mitigation Exchange Company (EMAX) 21 Sunnyside Avenue Corte Madera, CA 94925</i></p> | |
| IMPACT 3.3-B: Salt marsh harvest mouse and salt marsh wandering shrew habitat exists in Baylands Park, northeast of the Specific Plan area. Predators of these mouse and shrew species are known to occur in the vicinity of and could potentially nest within the project area. If future development results in the creation of predator habitat, the presence of these species could potentially impact the populations of salt marsh harvest mouse and salt marsh wandering shrew (Potentially Significant Impact if not Mitigated). | Mitigation 3.3-B: No artificial habitat for burrowing owls shall be established near or adjacent to salt marsh harvest mouse and salt marsh wandering shrew habitat (Less Than Significant Impact with Mitigation). | Less Than Significant Impact With Mitigation |
| IMPACT 3.3-C: The project area does not have suitable western snowy plover habitat (No Impact). | Mitigation Is Not Required. | Less Than Significant Impact |
| IMPACT 3.3-D: Implementation of the proposed project could result in the removal of ornamental street trees (Potentially Significant Impact if not Mitigated). | Mitigation 3.3-C: No existing street trees shall be removed from the Moffett Park Specific Plan area. Should future development within the Moffett Park Specific Plan area require or request removal of significantly sized trees as defined by Municipal Code 19.94, then the property owner/developer shall obtain tree removal permit. Tree | Less Than Significant Impact With Mitigation |

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| | <i>removal will require replanting at a ratio of 2 to 1, of a tree size determined to be comparable in value by the Director of Community Development (Less Than Significant Impact with Mitigation).</i> | |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|--|
| CULTURAL RESOURCES | | |
| <p>IMPACT 3.4-A: Impacts to Archaeological Resources: Unidentified archaeological resources could be disturbed during grading, site preparation, or other construction-related activities associated with future development projects within the Specific Plan Area. The disturbance of unidentified archaeological resources would be considered a potentially significant impact (Potentially Significant Impact If Not Mitigated).</p> | <p><u>Mitigation 3.4-A1:</u> Prior to approval of each grading plan, the property owner/developer shall submit a letter to the Public Works/Engineering Department, Development Division, and the Planning Department, Planning Division, identifying the certified archaeologist that has been hired to ensure that the following actions are implemented:</p> <ul style="list-style-type: none"> a. The archaeologist must be present at the pregrading conference in order to establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of artifacts if potentially significant artifacts are uncovered. If artifacts are uncovered and determined to be significant, the archaeological observer shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage. b. Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution. c. Any archaeological work at the site shall be constructed under the direction of the certified archaeologist. If any artifacts are discovered during grading operations when the archaeological monitor is not present, grading shall be diverted around the site until the monitor can survey the area. d. A final report detailing the findings and disposition of the specimens shall be submitted to the City Engineer. Upon completion of the grading, the archaeologist shall notify the City to when the final report will be submitted. <p><u>Mitigation 3.4-A2:</u> Prior to approval of each grading plan,</p> | <p><i>Less Than Significant Impact With Mitigation</i></p> |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|--|
| | <p><i>the property owner/developer shall submit a letter to the Public Works/Engineering Department, Development Division, and the Planning Department, Planning Division, identifying the certified paleontologist that has been hired to ensure that the following actions are implemented:</i></p> <ul style="list-style-type: none"> <i>a. The paleontologist must be present at the pregrading conference in order to establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of fossils if potentially significant paleontological resources are uncovered. If artifacts are uncovered and determined to be significant, the paleontological observer shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage.</i> <i>b. Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution.</i> <i>c. Any paleontological work at the site shall be constructed under the direction of the certified paleontologist. If any artifacts are discovered during grading operations when the paleontological monitor is not present, grading shall be diverted around the site until the monitor can survey the area.</i> <i>d. A final report detailing the findings and disposition of the specimens shall be submitted to the City Engineer. Upon completion of the grading, the paleontologist shall notify the City to when the final report will be submitted.</i> | |
| <p>IMPACT 3.4-B: Impacts to Human Remains: Unidentified human remains could be uncovered during the construction of future development projects within the proposed Specific Plan Area. (Potentially Significant Impact If Not Mitigated).</p> | <p>Mitigation 3.4-B1: Impacts to Human Remains: The following mitigation measure shall be implemented by the property owner/developer and/or their site contractor during the construction of any future development activities or projects within the Specific Plan area:</p> | <p><i>Less Than Significant Impact With Mitigation</i></p> |

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SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|-----------------|---|--|
| | <p><i>With future implementation of the proposed Specific Plan, in the event of human remains being discovered during future grading and construction activities, the following steps shall be taken:</i></p> <ul style="list-style-type: none"> ❖ <i>The Santa Clara County Coroner shall be contacted to determine that no investigation of the cause of death is required, and</i> ❖ <i>If the coroner determines the remains to be Native American:</i> <ul style="list-style-type: none"> - <i>The coroner shall contact the Native American Heritage Commission within 24 hours.</i> - <i>The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American.</i> - <i>The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097398, or</i> ❖ <i>Where the following conditions occur, the landowner or his authorized representatives shall reburial the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</i> - <i>The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.</i> - <i>The descendant identified fails to make a recommendation; or</i> - <i>The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide mitigation measures acceptable to the</i> | |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|------------------------|--|---|
| | <i>landowner (Less Than Significant Impact With Mitigation).</i> | |

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SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|
| GEOLOGY AND SOILS | | |
| IMPACT 3.5-A: Foundation and Settlement Impacts: Surface loading and other stresses can cause soils to settle. Settlement occurs when loosely consolidated materials and fills collapse into soil pore space under the weight of structures. Future, as yet unknown construction projects in the proposed Specific Plan area, could be subject to differential ground settlement, which could cause structural damage to future building projects (Potentially Significant Impact if not Mitigated) | <i><u>Mitigation 3.5-A:</u> Foundation and Settlement Impacts: All grading shall be in conformance with Title 16, "Buildings and Construction," of the City of Sunnyvale Municipal Code. Prior to approval of each grading plan, the property owner/developer shall submit a soils and geological report in conformance with Title 16 of the Sunnyvale Municipal Code.</i> | <i>Less Than Significant Impact With Mitigation</i> |
| IMPACT 3.5-B: Expansive Soil: Shrink and swell movement from expansive soil in the Plan area could result in significant impacts to future proposed structures with implementation of the proposed Specific Plan (Potentially Significant Impact if not Mitigated). | <i><u>Mitigation 3.5-B:</u> Expansive Soil: Incorporation of Mitigation Measure 3.5-A1, above, will reduce potentially significant impacts associated with Expansive Soils to less-than-significant levels.</i> | <i>Less Than Significant Impact With Mitigation</i> |
| IMPACT 3.5-C: Liquefaction: In the event of a major earthquake, the proposed Specific Plan area would experience strong ground shaking similar to other areas in the Bay Area. Due to the Plan area's proximity to several nearby active faults, very strong to violent ground shaking is expected to occur in the Plan area during a major earthquake. Very strong ground shaking during an earthquake can result in ground failure such as that associated with soil liquefaction. | <i><u>Mitigation 3.5-C1:</u> Liquefaction: Prior to issuance of each building permit, the proposer owner/developer shall submit for review and approval, detailed foundation design information for the subject building(s), prepared by a civil engineer, based on recommendations by a geotechnical engineer.</i> <i><u>Mitigation 3.5-C2:</u> Liquefaction: The final geotechnical report shall demonstrate compliance with, and adherence to, Public Resources Code Section 2690 and the Mountain View Quadrangle Seismic Hazards Map.</i> | <i>Less Than Significant Impact With Mitigation</i> |
| IMPACT 3.5-D: Seismic Shaking: Seismic ground accelerations would result in lateral and vertical forces on structures at the ground surface, for future, as yet unknown developments that could occur with implementation of the proposed Specific Plan. Strong seismic shaking could result | <i><u>Mitigation 3.5-D:</u> Seismic Shaking: Prior to issuance of each foundation permit, the property owner/developer shall submit a report by a geotechnical engineer for review and approval that shall investigate the subject foundation excavations to determine of soft layers of are</i> | <i>Less Than Significant Impact With Mitigation</i> |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
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| in potential damage to structures within the Moffett Park Specific Plan area. Consequently, structural impacts associated with seismic shaking are considered potentially significant (Potentially Significant Impact If Not Mitigated). | <i>present immediately beneath the footing site and to ensure that compressibility does not underlie the footing.</i> | |
| <p>IMPACT 3.5-E: Erosion: The proposed Specific Plan area is relatively flat; therefore, there is little potential for erosion. As discussed in Section 3.7, <i>Hydrology, Drainage, Flooding and Water Quality</i>, future development projects of 5 acres or greater will be required to comply with the National Pollutant Discharge and Elimination (NPDES) Statewide Industrial Stormwater Permit for General Construction Activities. Compliance with this permit will include implementing erosion controls as necessary during construction.</p> <p>Much of the proposed Moffett Park Specific Plan area is currently covered by impervious surfaces (e.g., concrete, asphalt) or landscaped areas and will continue as such with implementation of the proposed Specific Plan. Therefore, with implementation of the proposed Moffett Park Specific Plan, future development projects will continue to reflect the urban character of Moffett Park, and would continue the trend of paving and landscaping to meet individual project parking, landscaping and setback requirements; as a result, the erosion potential for the Plan area will remain low in the long-term, and no significant long-term impacts from erosion are identified (Less-than-Significant Impact).</p> | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.5-F: Seismic Densification: Soil borings sampled on the former Lockheed site in the western portion of the Plan area did not encounter loose material susceptible to seismically induced ground settlement (Treadwell & Rollo, Inc., Geotechnical Investigation Juniper Networks Campus, November 2, 2001). However, there may be other | <i>Mitigation 3.5-1: Seismic Densification: Prior to approval of each final grading plan, the property owner/developer shall consult with a qualified Geotechnical Engineer to confirm areas of fill that would require excavation and re-compaction prior to initiation of construction activities. These areas shall be identified on all final grading plans,</i> | <i>Less Than Significant Impact With Mitigation</i> |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
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| areas within the Specific Plan boundaries that may contain localized areas of loose, clean granular soil above the water table, where seismically induced ground settlement could result in potentially significant impact to proposed structures (Potentially Significant Impact If Not Mitigated). | <i>and the contractor shall excavate and re-compact the loose fill during grading of the site. (Less Than Significant Impact With Mitigation.)</i> | |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|---|
| HAZARDS AND HAZARDOUS WASTE | | |
| IMPACT 3.6-A: Hazardous Materials Impacts: The proposed Specific Plan does not have the potential to create a significant hazard to the public through foreseeable hazardous materials upset or accidental conditions (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.6-B: Hazardous Materials Impacts: The proposed project would not directly emit hazardous materials and thus would not affect any school located within ¼ mile of the project site (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.6-C: Hazardous Materials Impacts: The proposed project is located within an area of the City where extensive investigation and remediation has been completed on site-specific parcels in the past. Although the need for additional area-wide assessments has not been identified, measures are necessary to ensure that future development/redevelopment of sites within the Specific Plan area adequately address the potential for encountering possible hazardous materials/substances during site preparation and/or construction. (Less Than Significant Impact With Mitigation). | <p><i><u>Mitigation 3.6-C1:</u> Hazardous Material Impacts: Prior to approval of the first grading plans or issuance of the first demolition permit, the property owner/developer shall retain the services of a qualified environmental professional or registered Environmental Assessor to conduct an investigation for the presence of underground storage tanks, agricultural pesticides and groundwater contamination. Soil sampling or a soil organic vapor survey may be required if soil sampling results are not available, or indicate contamination is present above regulatory guidelines or standards. If warranted, subsurface investigation and sampling shall be undertaken and appropriate remediation measures developed, if necessary, before demolition, excavation or grading takes place.</i></p> <p><i><u>Mitigation 3.6-C2:</u> Hazardous Materials Impacts: Prior to approval of the first grading plan or issuance of the first demolition permit, whichever occurs first, the property owner/developer shall submit a plan which details procedures that will be taken into account if a previously unknown USTs, or other unknown hazardous</i></p> | <i>Less Than Significant Impact With Mitigation</i> |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|---|
| | <p><i>materials or waste, is discovered onsite. If the project applicant/developer or their contractor discovers unknown waste/materials or an underground tank or piping during grading or construction, which he/she believes may involve hazardous waste/materials, the contractor shall, at minimum:</i></p> <ul style="list-style-type: none"> ❖ <i>Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;</i> ❖ <i>Notify the Project Engineer of the implementing agency;</i> ❖ <i>Secure the area as directed by the Project Engineer; and</i> ❖ <i>Notify the implementing agency's Hazardous Waste/Materials Coordinator (Less Than Significant Impact With Mitigation).</i> | |
| IMPACT 3.6-D: Underground Storage Tank Impacts: The proposed project site contains several former and current underground tank sites (Less than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.6-E: Asbestos/Lead Impacts: Based upon the year many of the existing structures were constructed (pre-1978), the potential for asbestos containing materials (ACM's) and/or lead-based paints (LBP's) to be present is considered likely (Potentially Significant Impact If Not Mitigated). | <p><u><i>Mitigation 3.6-E1:</i></u> <i>Asbestos Containing Materials: Prior to renovation/demolition activities, the property owner/developer shall retain a Certified Asbestos Consultant to perform an asbestos survey(s) to verify the quantity of ACM's within on-site structures. Should the pre-demolition asbestos survey(s) identify the presence of ACM's, demolition activities shall comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet or more of ACM's, to be certified and that certain procedures regarding the removal of asbestos be followed.</i></p> <p><u><i>Mitigation 3.6-E2:</i></u> <i>Lead-Based Paints: Prior to renovation/demolition activities, the property owner/developer will determine whether paint must be</i></p> | <i>Less Than Significant Impact With Mitigation</i> |

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| | <i>separated from the building materials (e.g., chemically or physically). The paint waste shall be evaluated independently from the building material to determine its proper management. According to the California Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). The appropriate landfill operator shall be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials (Less Than Significant Impact With Mitigation).</i> | |
| IMPACT 3.6-F: Emergency Preparedness Impacts: The proposed project, as a policy document, would not directly or physically interfere or impair with an adopted emergency response plan. However, implementation of the proposed Specific Plan is anticipated to cause an indirect, and incremental increase in traffic congestion that could subsequently interfere with and/or impair the ability of responding emergency agencies to access and/or respond to emergencies within the Specific Plan area. Additionally, the subsequent increase in development intensity (occupied floor space) would increase the number of people within the Project Area during both standard and “flex” business hours. If an emergency, disaster or catastrophic event occurs during this time, there would be a greater demand for emergency services within the Specific Plan area (Potentially Significant Impact If Not Mitigated). | <p><i><u>Mitigation 3.6-F:</u> Emergency Preparedness Impacts: Prior to the issuance of the first certificate of occupancy, the property owner/developer shall prepare an emergency preparedness plan for review and approval by the Community Development Department. The plan shall include, at a minimum the following elements:</i></p> <ul style="list-style-type: none"> ❖ <i>Location of on-site emergency exits.</i> ❖ <i>Emergency contact information.</i> ❖ <i>Evacuation procedures in the event of disaster (Less Than Significant Impact With Mitigation)</i> <p><i><u>Mitigation 3.6-F-2:</u> To reduce to the need for additional emergency services the following mitigation measure shall be implemented in addition to compliance and conformance to the above-mentioned policies and action statements. The consequences of implementing the mitigation policy will create a less than significant impact for emergency preparedness.</i></p> <ul style="list-style-type: none"> ❖ <i>The City shall encourage disaster service training for all businesses and employees in Moffett Park Specific Plan area.</i> ❖ <i>The City shall work with businesses and the</i> | <i>Less Than Significant Impact With Mitigation</i> |

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| | <p><i>American Red Cross to establish an ARK within the Specific Plan area.</i></p> <p>❖ <i>The City shall incorporate the policies and requirements established by the Governors Special Advisor on State Security for the purposes of Homeland Security (Less Than Significant Impact With Mitigation).</i></p> | |

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|--|--|---|
| HYDROLOGY AND WATER QUALITY | | |
| IMPACT 3.7-A: Impacts to Stormwater Drainage System Capacity: Implementation of the Specific Plan would result in a decrease in runoff for the 10-year and 100-year storm events in all sections of Moffett Park resulting in a less-than-significant impact to hydrology. (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.7-B: Impacts to Stormwater Drainage Infrastructure: Improper drainage system design and lack of maintenance could potentially cause impacts to existing drainage systems. (Potentially Significant Unless Mitigated). | <p><i>Mitigation 3.7-B: Impacts to Stormwater Drainage Infrastructure: Prior to the approval of new development applications, the City of Sunnyvale will incorporate the following measures into the conditions of approval for all new development, as applicable.</i></p> <ul style="list-style-type: none"> ❖ <i>The property owner/developer shall maintain all drainage facilities on a quarterly basis, or as required by programs established by the City. This maintenance shall be recorded, and copies of applicable reports sent to the City of Sunnyvale.</i> ❖ <i>The City of Sunnyvale shall require all new development to label new storm drain inlets. (Less Than Significant With Mitigation).</i> | <i>Less Than Significant Impact With Mitigation</i> |
| IMPACT 3.7-C: Alteration of Drainage Patterns: Implementation of the proposed Moffett Park Specific Plan could indirectly result in the alteration of existing drainage patterns that could result in increases in erosion and siltation rates that adversely affect water quality, thereby resulting in a potentially significant impact. (Potentially Significant Impact If Not Mitigated). | <p><i>Mitigation 3.7-C: Alteration of Drainage Patterns: The following mitigation measures shall be considered by the City of Sunnyvale and incorporated, to the extent feasible, in future development applications within the Moffett Park Specific Plan area. These measures would reduce the potential water quality impacts resulting from construction and site grading within the Specific Plan area:</i></p> <ul style="list-style-type: none"> ❖ <i>Future development shall minimize the amount of onsite grading required to the extent feasible, and maximize the amount of landscaping in the project design (a minimum of 20% of parking lot areas must be</i> | <i>Less Than Significant Impact With Mitigation</i> |

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| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|---|
| | <p>landscaped).</p> <p>❖ All proposed development shall comply with the requirements of the NPDES Permit regarding construction practices, including filing of a Notice of Intent with the Regional Water Quality Control Board, and the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Construction Best Management Practices shall be outlined in the SWPPP prior to the commencement of grading on the site, and shall include elements regarding construction site planning, housekeeping practices and material storage, vehicle and equipment fueling and maintenance, erosion and sedimentation controls, slope stabilization, dust control, road and construction entrance stabilization, storm drain inlet protection, and temporary drainage systems.</p> | |
| <p>IMPACT 3.7-D: Groundwater Recharge Impacts: Implementation of the proposed Moffett Park Specific Plan would reduce impervious surface area, thereby allowing for additional groundwater recharge. However, since 15% of the City's water supply is based on ground water supply, additional mitigation measures should be considered. (Less than Significant Impact).</p> | <p><u>Mitigation 3.7-D:</u> Groundwater Recharge: During the review of applications for new development, the City of Sunnyvale shall consider all opportunities to incorporate open space to enhance groundwater recharge to allow additional percolation of surface waters into the ground. (Less Than Significant With Mitigation).</p> | <p>Less Than Significant Impact With Mitigation</p> |
| <p>IMPACT 3.7-E: Flooding Impacts: Implementation of the proposed Moffett Park Specific Plan would not alter flood plain boundaries, but would incrementally increase the risk of exposure to people and property in the event of a flood event, which is considered a potentially significant. (Potentially Significant Impact If Not Mitigated).</p> | <p><u>Mitigation 3.7-E:</u> Flooding Impacts: The following mitigation measures shall be applied prior to the City's approval of new development applications within the Specific Plan area.</p> <p>❖ Utilize most recent FEMA flood zone map to prevent inappropriate development in areas subject to flooding.</p> <p>❖ All new development or substantial improvement within necessary flood zones shall obtain a Flood Elevation Certificate and meet all municipal code requirements. New development shall show</p> | <p>Less Than Significant Impact With Mitigation</p> |

TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|---|
| | <i>evidence of compliance to this requirement prior to receiving certificates of occupancy.</i> | |
| IMPACT 3.7-F: Surface Water/Stormwater Quality Impacts: Implementation of the proposed project could generate contaminated runoff during the construction and post-construction phases that could violate water quality standards and discharge requirements specified by the State Water Resources Control Board, which would be a potentially significant impact. (Potentially Significant Impact If Not Mitigated). | <i><u>Mitigation 3.7-F:</u> Surface Water/Stormwater Quality Impacts: Implementation of Mitigation Measure 4.7-C, above, would reduce Surface Water/Stormwater Quality Impacts to a Less-than-Significant Level. (Less Than Significant Impact With Mitigation)</i> | <i>Less Than Significant Impact With Mitigation</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|------------------------------------|--|
| LAND USE | | |
| IMPACT 3.8-1: Land Use Compatibility/Surrounding Land Use: The proposed Specific Plan would intensify the level of development within the boundaries of the Specific Plan, potentially increasing traffic, noise, and aesthetic impacts to existing land uses surrounding the site (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.8-2: Land Use Policy/Regulatory Consistency: The proposed project conforms to the goals and policies of the Sunnyvale General Plan's Land Use and Transportation Element, Socio-Economic Element, Environmental Management Element, and other local land use plans. (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.8-3: Development Impacts: Although construction of any one development and/or infrastructure improvement within the Moffett Park Specific Plan area would be short-term in any one location, long-term future development associated with the implementation of the Specific Plan, including on-site construction and off-site infrastructure improvements, may result in temporary impacts associated with traffic congestion, air emissions, noise increases, view disruptions, and public safety. Each of the listed impacts is discussed in their respective sections of this Draft EIR. Land use impacts associated with construction activities are a temporary nuisance that are considered to be a less-than-significant impact (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|
| NOISE | | |
| IMPACT 3.9-A: Noise Related to Moffett Airfield: A small area within the southwestern portion of the proposed Specific Plan area is located between the 65 and 70 CNEL noise contours for the MFA. Additionally the western portion of the proposed Specific Plan area would be susceptible to single event noise from routine tests at the NASA Ames Research Center. Within this location, employees, patrons and members of the public within the proposed Specific Plan area would be subjected to excessive aircraft and rocket noise (Potentially Significant Impact If Not Mitigated). | <i>Mitigation 3.9-A: Noise Related to Moffett Airfield: Prior to issuance of building permits for future projects developed within the western portion of the Specific Plan area, each property owner/developer shall be required to perform a final detailed analysis of interior noise reduction requirements and implement the required noise insulation features into the building design of the proposed buildings to ensure that noise levels are reduced to less than significant levels (Less Than Significant Impact With Mitigation).</i> | <i>Less Than Significant Impact With Mitigation</i> |
| IMPACT 3.9-B: Noise Related to the Light Rail: The projected noise levels along the rail line within the existing Moffett Park Business Park range from 62 to 77 dBA. These projections were well under the 85 dBA criterion for allowable passerby noise levels. As such no mitigation measures are required. Increased development that would be facilitated by implementation of the proposed Specific Plan may increase ridership of the rail lines. However, given the criteria stated above, no additional noise impacts related to the rail transit system would occur (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.9-C: Freeway Traffic Noise: Freeway noise from State Highway 237 would generate noise levels that would exceed City noise standards for the proposed Specific Plan area land uses (Less Than Significant Impact With Mitigation). | <i>Mitigation 3.9-C: Freeway Traffic Noise: Prior to the issuance of building permits for future projects developed under the guidance of the proposed Specific Plan, the property owner/developer of such projects shall perform a final detailed analysis of interior noise reduction requirements and implement the required noise insulation features into the building design of the proposed buildings (in the southwestern portion of the proposed Specific Plan area) to ensure that noise levels are reduced to less than significant levels (Less Than Significant Impact With Mitigation).</i> | <i>Less Than Significant Impact With Mitigation</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|------------------------------------|--|
| | <i>Mitigation).</i> | |
| IMPACT 3.9-D: Roadway Traffic Noise: The traffic generation anticipated at build-out of the proposed Specific Plan would increase traffic generated noise to residential sensitive receptors along project affected roadways (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|--|
| POPULATION AND HOUSING | | |
| IMPACT 3.10-A: Regional Population and Housing Impacts: The proposed Specific Plan would not allow for the future construction of residential units in the Specific Plan Area. However, the intensity of future development that could be facilitated under the direction of the proposed Specific Plan would generate a substantial number of jobs and would indirectly induce population and housing growth throughout the region. (Potentially Significant Impact) | <i>Mitigation 3.10-A: Population and Housing Impacts: The property owners/developers of future development projects within the Moffett Park Specific Plan Area shall contribute to the City of Sunnyvale's "Housing Mitigation Fund" as deemed applicable and appropriate by the City of Sunnyvale. The City shall in turn utilize and expend the monies collected in the Housing Mitigation Fund to reduce the City's housing deficiency in relation to the number of jobs located in the City. (Significant and Unavoidable Impact).</i> | Significant and Unavoidable Impact |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|---|
| PUBLIC SERVICES | | |
| <p>IMPACT 3.11-A: Police Service: The increased daytime population that would be anticipated with implementation of the Specific Plan would be expected to generate additional calls for police protection service. Additionally, traffic congestion related to the implementation of the Specific Plan would affect local traffic patterns resulting in potential interference with police response times. These additional calls for service would potentially impact the police department's ability to deliver prompt and efficient service. Consequently, implementation of the Specific Plan would result in a potentially significant impact on police services unless mitigation is incorporated (Potentially Significant Impact If Not Mitigated).</p> | <p><i>Mitigation 3.11-A: Police Service: Prior to issuance of building permits, each future development project within the Specific Plan area shall incorporate a comprehensive on-site security system to assist the DPS in reducing the number of potential calls for police protection service. These shall include, at minimum, the following features:</i></p> <ul style="list-style-type: none"> ❖ <i>A lighting plan utilizing a variety of lighting types and features to illuminate the project area at night. Security lighting shall be provided in all areas that are not visually accessible to police patrols, as determined by the Sunnyvale Department of Public Safety (DPS). Nighttime illumination of buildings, pedestrian walkways and parking areas shall be used to highlight building design features, emphasize prominent entrances and create an atmosphere of security.</i> ❖ <i>A private security force hired by the property owner/applicant to patrol the project site during peak crime period of 9:00 a.m. to 5:00 p.m.</i> ❖ <i>In-progress robbery and burglar detection alarms installed in all project buildings to augment the private security force.</i> ❖ <i>A public address system for use by private security and the Sunnyvale DPS.</i> <p><i>Prior to issuance of buildings permits for each future development project within the Specific Plan area, the Sunnyvale DPS shall review building and lighting plans for the purpose of ensuring that the lighting plan meets the minimum requirements needed by the DPS to provide for on-site safety, thereby reducing the potential increase in calls for police protection service (Less Than Significant Impact With Mitigation).</i></p> | <p><i>Less Than Significant Impact With Mitigation.</i></p> |

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|---|--|--|
| <p>IMPACT 3.11-B: Fire: Implementation of the proposed Specific Plan would be expected to generate an increase in annual calls for fire and emergency medical service. The increase in calls could result in the need for additional fire department staff and equipment (Potentially Significant If Not Mitigated).</p> | <p><u><i>Mitigation 3.11-B1:</i></u> Prior to approval of each grading plan for projects in the Specific Plan area, the property owner/developer shall submit an emergency fire access plan to the DPS for review and approval to ensure that service to the site is in accordance with the DPS service requirements.</p> <p><u><i>Mitigation 3.11-B2:</i></u> Prior to issuance of each building permit in the Specific Plan area, plans shall indicate that all buildings, exclusive of parking structures, have sprinklers installed by the property owner/developer in accordance with the City of Sunnyvale Municipal Code. Said sprinklers shall be installed prior to each final building and zoning inspection.</p> <p><u><i>Mitigation 3.11-B3:</i></u> The City shall monitor its needs and allocate the appropriate funds for additional facilities, staff, and equipment.</p> <p><u><i>Mitigation 3.11-B4:</i></u> Prior to issuance of each building permit in the Specific Plan area, the property owner/developer shall submit a Construction Fire Protection Plan, which shall include detailed design, plans for accessibility of emergency fire equipment, fire hydrant locations, and any other construction features required by the Fire Marshal. The property owner/developer shall be responsible for securing facilities acceptable to the DPS and hydrants shall be operational with required fire flow.</p> <p><u><i>Mitigation 3.11-B5:</i></u> Prior to approval of street improvements plans for Specific Plan area, the water supply system shall be designed by the property owner/developer to provide sufficient fire flow pressure and storage for the proposed land use and fire protection system in accordance with DPS requirements. (Less Than Significant Impact With Mitigation).</p> | <p><i>Less Than Significant Impact With Mitigation</i></p> |
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|---|---|--|
| <p>IMPACT 3.11-C: Schools: The implementation of the Specific Plan would not result in the creation of additional residential units and, therefore, would not result in the direct introduction of new students to the Sunnyvale and Fremont Union High School Districts. However, implementation of the Specific Plan could result in the indirect generation of additional students as additional employees attracted to housing locations within the school districts' boundaries enroll school age children into the corresponding schools. Therefore, implementation of the Specific Plan could potentially result in significant impacts to existing school districts (Potentially Significant Impact If Not Mitigated).</p> | <p><i>Mitigation 3.11-C: Schools: The property owner/developer of each development project within the Specific Plan area would be required to pay school fees to Fremont Union High School District as mitigation for school facilities impacts. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or developed of real property, or any change in governmental organization or reorganization..." Therefore, subsequent to payment of statutory fees, school impacts would be considered less than significant (Less Than Significant Impact With Mitigation).</i></p> | <p><i>Less Than Significant Impact With Mitigation</i></p> |
| <p>IMPACT 3.11-D: Parks: No increased deficit in City maintained parklands (beyond the 847 acres of City and non-City owned parkland identified in the Sunnyvale General Plan) would result from implementation of the proposed Specific Plan. Therefore, no direct impact on park, recreational and community facility services would result (Less Than Significant Impact).</p> | <p><i>Mitigation Is Not Required.</i></p> | <p><i>Less Than Significant Impact</i></p> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|---|
| TRANSPORTATION/CIRCULATION | | |
| <p>IMPACT 3.12-A: Freeway Operations: Implementation and subsequent buildout of the proposed Specific Plan would not impact any additional study freeway segments beyond those impacted under General Plan 2020 Conditions. However, the implementation and subsequent buildout of the proposed Specific Plan would increase the severity and level of significance of impacts along several freeway segments that would be significantly impacted under General Plan 2020 conditions (Significant and Unavoidable Impact).</p> | <p><u>Mitigation 3.12-A:</u> As with implementation of the General Plan 2020, the following freeway segments would need to be widened to provide one additional travel lane to mitigate impacts under the Preferred Alternative (Moffett Park Specific Plan) Conditions:</p> <ul style="list-style-type: none"> ❖ US-101 northbound south of Montague Expressway, from Route 237 to Route 85, and north of Shoreline Boulevard ❖ US-101 southbound from Lawrence Expressway to south of Montague Expressway ❖ Route 237 eastbound from Route 85 to Central Expressway and from US-101 to Fair Oaks Avenue ❖ Route 237 westbound from Central Expressway to El Camino Real ❖ Route 85 northbound from south of I-280 to El Camino Real and from Central Expressway to US-101 ❖ Route 85 southbound from Central Expressway to south of I-280 ❖ I-280 southbound from Route 85 to south of Wolfe Road ❖ I-280 northbound from north of Wolfe Road <p>Mitigation of project impacts on freeway segments under General Plan buildout (2020) and Specific Plan conditions would be prohibitively expensive and not reasonably feasible to implement due to significant environmental impact and right-of-way acquisitions. Therefore, significant and unavoidable impacts to freeway segments would occur as a result of the Specific Plan.</p> | <p>Significant and Unavoidable Impact</p> |
| <p>IMPACT 3.12-B: Isolated Intersections: Implementation and subsequent buildout of the proposed Specific Plan would not impact any additional isolated study intersections beyond those impacted under General Plan 2020 Conditions.</p> | <p><u>Mitigation 3.12-B:</u> The City of Sunnyvale shall be responsible for the implementation of all intersection improvements identified in Table 3.12-14 commensurate with and pursuant to the City of Sunnyvale Transportation</p> | <p>Significant and Unavoidable Impact</p> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|---|
| However, the implementation and subsequent buildout of the proposed Specific Plan would increase the severity and level of significance of impacts at several intersections that would be significantly impacted under General Plan 2020 conditions (Potentially Significant Impact If Not Mitigated). | <i>Strategic Program of the General Plan. Future property owners/developers within Moffett Park shall be required to pay the City of Sunnyvale all applicable transportation fees in an amount determined by the City Council Resolution in effect at the time of issuance of the building permit. A Citywide Deficiency Plan will be created for offsetting impacts at any intersection where providing additional capacity is determined to be infeasible or undesirable by the City.</i> | |
| IMPACT 3.12-C: Pursuant to the criteria for the coordinated signal system analysis, the Mathilda Avenue corridor would be impacted in the AM Peak hour with implementation of the proposed project. During the AM peak hour, the overall signal system would worsen from LOS B under existing Conditions to LOS E under the Preferred alternative Conditions. In the PM peak hour, the overall corridor level of service would worsen from LOS B to LOS D (Potentially Significant Impact). | <i>Impact 3.12-C: Pursuant to the criteria for the coordinated signal system analysis, the Mathilda Avenue corridor would be impacted in the AM Peak hour with implementation of the proposed project. During the AM peak hour, the overall signal system would worsen from LOS B under existing Conditions to LOS E under the Preferred alternative Conditions. In the PM peak hour, the overall corridor level of service would worsen from LOS B to LOS D (Potentially Significant Impact).</i> | <i>Significant and Unavoidable Impact</i> |
| IMPACT 3.12-D: Implementation and subsequent buildout of the proposed Specific Plan in combination with other pending, approved, and reasonably foreseeable projects would result in potentially significant cumulative traffic impacts (Potentially Significant Impact). | <i>Mitigation 3.12-D: Refer to Mitigation Measures 3.12-A, 3.12-B, and 3.12-C (Significant and Unavoidable Impact).</i> | <i>Significant and Unavoidable Impact</i> |
| IMPACT 3.12-E: The proposed Specific Plan would not conflict with adopted policies, plans, or programs supporting alternative transportation. On the contrary, it has the potential to encourage the use of public transit, walking, and bicycling by increasing development intensities along the light rail corridor and by improving pedestrian and bicycle circulation in the area (Less than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.12-F: Parking Impacts: Implementation and subsequent buildout of the proposed Specific Plan would | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|
| increase the density and intensity of development and would create an additional area-wide demand for parking. However, future development in the Specific Plan area would be required to provide adequate on-site parking in accordance with the City of Sunnyvale Zoning Code or a specific standard based on the proposed parking demand and projected utilization of a site specific project (Less Than Significant Impact). | | |
| IMPACT 3.12-G: Emergency Access: The proposed project would substantially increase traffic impacts within and proximate to the vicinity of the Specific Plan area, which could possibly reduce the response times of emergency vehicles (Potentially Significant Impact If Not Mitigated). | <i>Mitigation 3.12-G: Emergency Access: Prior to issuance of the first grading permit for the developments in the Specific Plan area, a final Circulation Plan and the traffic mitigation measures(as identified in this section of the EIR) shall be submitted for review to the Department of Public Safety (DPS) to ensure that emergency vehicle response times in the project area are not compromised by the decline in level of service operations at the freeway segments or intersections analyzed within the study area. If the DPS determines, following their review of the aforementioned final circulation plan and/or project mitigation measures, that the emergency response times would be compromised, then the developer/project applicant shall be required to submit an emergency access plan to the DPS for review and approval to ensure that service to the site and within the project study area is in accordance with the DPS requirements. Said plan shall include detailed design plans for emergency accessibility (Less Than Significant Impact With Mitigation).</i> | <i>Less Than Significant Impact With Mitigation</i> |
| IMPACT 3.12-H: Construction-Related Traffic Impacts: Future development facilitated by the implementation of the proposed Specific Plan would result in construction-related truck traffic, construction worker-related travel, and construction-related demand for parking. Based on the phasing of project construction, a range of impact levels could result from construction trips (Potentially Significant If | <i>Mitigation 3.12-H: Prior to issuance of each building permit, the project applicant/developer shall limit the time periods of construction to off peak hours. A construction routing and staging plan shall be prepared subject to the review and approval of the Community Development Department (Less Than Significant Impact With Mitigation).</i> | <i>Less Than Significant Impact With Mitigation</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|------------------------|----------------------------|---|
| Not Mitigated). | | |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|---|
| UTILITIES | | |
| IMPACT 3.13-A: Potable Water Supply: The existing water supply is approximately 35,000 af/y plus 4 mgd of reclaimed water. At a new water demand of 868.7 af/y, the proposed project would result in a 2.5% increase demand over available water supply, which is considered a less than significant impact (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.13-B: Potable Water Distribution System: Existing potable water distribution lines are insufficiently sized to accommodate potable water and fire flow needs throughout the entire Moffett Park Specific Plan area, resulting in a significant impact (Potentially Significant Impact If Not Mitigated). | <p><i><u>Mitigation 3.13-B1:</u> Prior to the approval of Moffett Park Specific Plan, the City of Sunnyvale shall adopt a Capital Improvement Plan for the identified water distribution improvements necessary to serve the Moffett Park Specific Plan project. The Capital Improvement Plan shall identify the location and types of necessary water distribution line improvements, and estimated costs for the improvements. The Capital Improvement Plan may be reviewed and updated, as necessary, over time.</i></p> <p><i><u>Mitigation 3.13-B2:</u> Prior to the approval of any new developments in the Moffett Park Specific Plan area, the Public Works Department shall review plans to identify any projects which may generate the need for water distribution line improvements as identified in the Capital Improvement Plan.</i></p> <p><i>Prior to the approval of any new projects in the Moffett Park Specific Plan area identified by the Public Works Department as generating the need for capital improvements, the City of Sunnyvale shall require the project applicants to either pay of “fair share” fees towards specified capital improvements, or to make the improvements (Less Than Significant Impact With Mitigation).</i></p> | <i>Less Than Significant Impact With Mitigation</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|---|
| IMPACT 3.13-C: Reclaimed Water Supply and Distribution: Reclaimed water is used to reduce potable water demands for such uses as landscaping and irrigation. This water is delivered through a separate distribution system than potable water and would not reduce the available capacity in existing potable water lines. Consequently, reclaimed water would be beneficial to overall water availability and would not reduce capacity in potable water distribution systems resulting in a less than significant impact to water supply and distribution (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.13-D: The existing water quality monitoring system in the City of Sunnyvale results in water quality levels that either meet or exceeds federal or state requirements. The addition of new development in the Moffett Park Specific Plan area would not modify water quality monitoring systems and, therefore, future water supply is anticipated to meet or exceed federal or state standards, resulting in a less than significant impact (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.13-E: Wastewater Treatment Capacity: The proposed project would allow for the intensification of land uses which would be similar in nature to existing land uses in Moffett Park. The project would allow for an additional 8,794,516 s.f. of development, generating a new demand of approximately 2.49 mgd, or 8% of the total 29.5 mgd of Water Pollution Control Plant capacity. Since sufficient wastewater treatment capacity is available to serve proposed project development, a less than significant impact to wastewater treatment plant capacity would result (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.13-F: Wastewater collection and conveyance lines currently serve development throughout Moffett Park. However, the existing collection and conveyance lines would | <i>Mitigation 3.13-F1: Prior to the approval of Moffett Park Specific Plan, the City of Sunnyvale shall adopt a Capital Improvement Plan for the identified wastewater</i> | <i>Less Than Significant Impact With Mitigation</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|---|
| be insufficient in certain areas to accommodate the addition of 8,794,516 s.f. of development and, therefore, a significant impact to wastewater collection and conveyance would result (Potentially Significant Impact If Not Mitigated). | <p><i>improvements necessary to serve the Moffett Park Specific Plan project. The Capital Improvement Plan shall identify the location and types of necessary wastewater collection and conveyance line improvements, and estimated costs for the improvements. The Capital Improvement Plan may be reviewed and updated, as necessary, over time.</i></p> <p><i><u>Mitigation 3.13-F2:</u> Prior to the approval of any new developments in the Moffett Park Specific Plan area, the Public Works Department shall review plans to identify any projects that may generate the need for wastewater collection and conveyance line improvements as identified in the Capital Improvement Plan.</i></p> <p><i>Prior to the approval of any new projects in the Moffett Park Specific Plan area identified by the Public Works Department as generating the need for capital improvements, the City of Sunnyvale shall require the project applicants to either pay fees for a “fair share” towards specified capital improvements, or to make the improvements (Less Than Significant Impact With Mitigation).</i></p> | |
| IMPACT 3.13-G: Short-Term Solid Waste: The proposed project would generate short-term construction and demolition debris during construction which would be disposed of in a Class II or Class III landfill. The Kirby Canyon Landfill and the SMaRT Station have sufficient remaining capacity to accept construction-related wastes and debris through 2021. Therefore, the project would result in a less-than-significant short-term construction impact (Less Than Significant Impact). | <i>Mitigation Is Not Required.</i> | <i>Less Than Significant Impact</i> |
| IMPACT 3.13-H: Long-term Solid Waste: Daily office operations of specific plan land uses would generate solid waste that would have a long-term impact on solid waste | <i><u>Mitigation 3.13-H1:</u> Prior to issuance of the first building permit, the applicant shall submit a Solid Waste/Recycling Management Plan for City staff review and approval. At</i> | <i>Less Than Significant Impact With Mitigation</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|
| services and landfill capacity. Although the City's landfill and transfer station contractual arrangements are in place until at least 2021, the proposed project would substantially increase the amount of solid waste generated at the proposed project site (Potentially Significant Impact If Not Mitigated). | <i>minimum, this plan shall include bin sizes and locations for solid waste, and the allocation of separate bins for paper, glass, plastic, newspaper, cardboard or other recyclable.</i> | |
| IMPACT 3.13-I: Future development projects that would occur with the implementation and subsequent buildout of the proposed Specific Plan would increase the demand for Electrical and Gas utility services and may require the relocation and/or under grounding of existing and future utility lines (Potentially Significant Impact If Not Mitigated). | <p><u><i>Mitigation 3.13-I:</i></u> <i>In order to reduce escalating energy demands generated by implementation of future projects or the subsequent increase in building intensity FAR, all future development projects in the Moffett Park Specific Plan area shall be required to implement the following mitigation measures:</i></p> <ul style="list-style-type: none"> • <i>Prior to issuance of all building permits, the City of Sunnyvale shall review project plans to ensure that the project is designed in accordance with the energy conservation measures under Title 24 of the California Administrative Code.</i> • <i>The City of Sunnyvale shall require that new development within the Specific Plan area prepare an energy conservation plan as part of the development application. The plans shall include techniques to minimize the use of electricity. Techniques may include, but are not limited to, the following:</i> <ul style="list-style-type: none"> ➤ <i>Lighting: use of fluorescent light bulbs, motion detections systems for lights, and task lighting</i> ➤ <i>Heating and Cooling: use of energy efficient HVAC systems, evaporative condensers, PG&E equipment rebates, solar chimneys, roof wetting systems during summer months, automatic louvers, and high efficiency fans.</i> ➤ <i>Appliances: use of computers and appliances with energy star labels</i> ➤ <i>Building and site: Installation of spectrally-selective windows, perimeter blinds, energy</i> | <i>Less Than Significant Impact With Mitigation</i> |

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION**

| PROJECT IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|--|
| | <p><i>efficient installation, skylights, tightly sealed duct connections, movable awnings, and landscaping and trees to provide shade.</i></p> <p>➤ <i>Policies: company policies that require employees to turn off computers, lights, printers, copy machines, etc. when operation is not necessary (Less Than Significant Impact With Mitigation).</i></p> | |
| <p>IMPACT 3.13-J: Telephone and Data Transmission Service: Future implementation of the proposed Specific Plan could result in the demand for additional telephone services and/or data transmission lines on a project-by-project basis, and may require minor improvements to the existing telephone utility and/or data transmission infrastructure. SBC Communications, Inc. reports that it has the capability and resources to accommodate future improvements that may be required in the Plan area (Bruce Bowhall; SBC Communications, Inc./Pacific Bell; November 1, 2001) (Less Than Significant Impact).</p> | <p><i>Mitigation Is Not Required.</i></p> | <p><i>Less Than Significant Impact</i></p> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|---|
| AESTHETICS | | |
| Future construction activities under the direction of the Specific Plan would result in short term and temporary visual impacts. | <i>Mitigation measures to reduce potentially significant impacts (dust control, fencing, and screening, etc.) would be implemented on a project-by-project basis. The cumulative visual impacts related to the construction of pending/approved and reasonably foreseeable projects in the City of Sunnyvale would also be mitigated on a project-by-project basis.</i> | <i>Less Than Significant Impact</i> |
| The construction of pending and approved projects near the site and within the region would permanently alter the nature and appearance of the area. This would occur through the loss of vacant land and the replacement of underutilized land uses with active urban uses. New building materials, streetlights, and security lighting would also be introduced, which would increase potential light and glare impacts. | <i>The visual impacts of development projects are generally assessed and mitigated on a project-by-project basis. All development projects in the City of Sunnyvale would be required to comply with the City's building and site design standards and policies, including the policies and standards in the City's General Plan, Zoning Code, and City Wide and Industrial Design Guidelines.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|
| AIR QUALITY | | |
| Future development that would be facilitated by the implementation of the proposed Moffett Park Specific Plan would potentially result in significant short-term construction related air quality impacts. | <i>These impacts are generally mitigated through adherence to Air Quality Control measures outlined by the Bay Area Air Quality Management District (BAAQMD).</i> | <i>Less Than Significant Impact</i> |
| Development under the proposed Specific Plan, along with other anticipated Citywide, related and/or pending projects, would result in a cumulative air quality impact. Development under the proposed Specific Plan, in combination with other development in the area, would have direct cumulative air quality impacts due to increased vehicle miles traveled and the ongoing nature of operational emissions and indirectly due to cumulative impacts of energy consumption. | <i>Mitigation of cumulative air quality impacts is accomplished at the regional, state and federal level through rules and regulations, as well as at the local level through each City's implementation of TDM programs and project-specific construction and operational measures. However, based on the existing volume of vehicles, traffic conditions and the amount of project related increase, development under the Specific Plan would generate a cumulatively considerable increase and would therefore be a significant and unavoidable impact.</i> | <i>Significant and Unavoidable Impact</i> |

TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|--|
| BIOLOGICAL RESOURCES | | |
| The development of the cumulative projects in the City of Sunnyvale could result in minor incremental encroachment impacts to biological resources | <i>Site-specific mitigation measures would likely reduce most of these impacts to less than significant levels.</i> | <i>Less Than Significant Impact</i> |

TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|---|
| CULTURAL RESOURCES | | |
| The development of the cumulative projects in the City of Sunnyvale could result in minor incremental encroachment impacts to biological resources | <i>Site-specific mitigation measures (on a project-by-project basis) would likely reduce most of these impacts to less than significant levels.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|--|
| GEOLOGY AND SOILS | | |
| Future development that would be facilitated by the implementation of the proposed Specific Plan would require site-specific and project-specific grading, engineering, and construction techniques to reduce potential geologic hazards. | <i>Impacts related to future development projects would also be assessed and mitigated on a project-project basis.</i> | <i>Less Than Significant Impact</i> |
| Cumulative development projects in the City of Sunnyvale would encounter geologic and seismic risks based on their individual site constraints. The development of cumulative projects would increase the development densities in the City of Sunnyvale and would expose more persons and property to potential impacts due to seismic hazards. | <i>On a project-by-project basis, construction in accordance with the standards of the Uniform Building Code would reduce the cumulative potential for structural damage due to seismic activity to the maximum extent feasible. In addition, potential geology and soil impacts would be mitigated on a project-by-project basis. Mitigation measures may include, but are not limited to, erosion control measures, remedial grading techniques, setbacks from on-site geologic hazards, and special foundation design, such as post-tensioned slabs, pre-saturation footings, and on-grade slabs.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|---|
| HAZARDS AND HAZARDOUS MATERIALS | | |
| Future development that would be facilitated by the implementation of the proposed Specific Plan and the on-going development of individual projects in the City of Sunnyvale would require hazardous materials analysis at a minimum level equivalent to that required for CEQA clearance. | <i>All future development within the City is subject to the federal, state and local compliance regulations regarding the treatment, storage and clean-up of hazardous materials. Said compliance is required independent of the CEQA process. Compliance with federal, state and local requirements would result in a less-than-significant impact on a project-by-project basis.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|--|
| HYDROLOGY AND WATER QUALITY | | |
| Future development that would be facilitated by the implementation of the proposed Specific Plan would result in alterations to drainage pattern and flow rates in the project vicinity. | <i>Impacts would be mitigated on a project-by-project basis because each project would be required to be designed to minimize both the volume and velocity of surface runoff through the proper design of subsurface drains, on-site retention, appropriate grading and construction best management practices, and landscaping programs.</i> | <i>Less Than Significant Impact</i> |
| Cumulative development in the project area may increase the quantities of urban pollutants (oil, gas, lead, heavy metals, solvents, etc.) that enter the local drainage system. Because all stormwater in the City of Sunnyvale ultimately enters the San Francisco Bay, the cumulative effect of new development in the City of Sunnyvale and the Bay Area may have a significant adverse effect on water quality in the Bay and local drainage ways. | <p><i>The Clean Water Act prohibits the discharge of pollutants into waters of the United States unless the discharge complies with a National Discharge Elimination System (NPDES) permit. Certain industries and construction projects specified by the U.S. Environmental Protection Agency must obtain a NPDES permit in order to discharge stormwater runoff. The federal NPDES permit program requires that subject municipalities develop, implement, and enforce construction and post-construction controls to reduce the discharge of pollutants from storm drain systems that receive runoff from areas of new development and significant redevelopment. Within this regulatory context, developers and municipal permitting agencies are required to implement controls that reduce pollutants carried in runoff. Controls and techniques that may be used to reduce pollutants may include on-site detention, biofiltration, and storm drain filtering practices.</i></p> <p><i>Each pending, approved, and future development projects in the Moffett Park area and the City of Sunnyvale would have to comply with the NPDES Permit discharge requirements, as implemented by City of Sunnyvale, for both construction and post-construction phases of the projects. Compliance with the NPDES requirements would reduce the potential for water quality impacts. Therefore, the proposed Specific Plan's incremental contribution to potential cumulative water quality impacts would be considered less than significant.</i></p> | <i>Less Than Significant Impact</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|---|--|
| LAND USE | | |
| On a project-by-project basis, the development of pending and approved projects in the City of Sunnyvale would increase land use intensities, and would result in potential land use impacts related to noise, air quality, and traffic. | <i>Development projects would be required to mitigate their respective land use impacts on a project-by-project basis. Mitigation is most effective through implementation of local policies and implementation strategies established in the City of Sunnyvale General Plan, Zoning Code, and Design Guidelines.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|---|
| NOISE | | |
| Increased traffic volumes resulting from future development projects in the City of Sunnyvale are anticipated to increase vehicular noise levels along major thoroughfares in the project area. Although residences and other sensitive receptors located along these thoroughfares may be currently impacted by existing traffic noise, baseline conditions would be further impacted by cumulative traffic conditions. | <i>In order to mitigate adverse construction noise impacts, development proposals are reviewed for compliance with the standards set forth in the Noise Sub-Element of the Sunnyvale General Plan. Noise attenuation measures would be required for new developments, where necessary, to comply with specific interior and exterior noise levels. Potential noise impacts associated with implementation of the proposed Specific Plan would be mitigated on an individual, project-by-project basis as future sites are developed.</i> | <i>Impacts would be evaluated on a project-by-project basis</i> |
| In addition to traffic noise, cumulative development projects would increase the ambient noise levels within the City of Sunnyvale as a result of short-term construction activities and long-term operations. | <i>See above</i> | <i>Impacts would be evaluated on a project-by-project basis</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|---|
| POPULATION AND HOUSING | | |
| The cumulative effects of the pending and approved projects in the City of Sunnyvale would increase the number of jobs in the City, causing a further imbalance in the local and regional jobs/housing ratio. In addition, the implementation of the NASA Ames Development Plan and other ongoing development projects would further contribute to the jobs-housing imbalance in the City and the region. | <i>Displacement impacts of pending and approved projects would be assessed and mitigated on a project-by-project basis.</i> | <i>The incremental contributions to cumulative growth-inducing impacts would be considered significant.</i> |

TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|---|---|
| PUBLIC SERVICES | | |
| Development of proposed, approved and reasonably foreseeable projects, including projects facilitated by the Moffett Park Specific Plan, would result in increased demands upon existing public services, including police, fire, parks, and schools. | <i>Mitigation measures would be implemented on a project-by-project basis. These mitigation measures include payment of development impact fees for new fire/police equipment and facilities, the use of on-site security, and payment of development fees for school facilities. Other proposed and approved projects in the City of Sunnyvale would be required to pay similar fees based on the nature of the project and its impact on public services.</i> | <i>Less Than Significant Impact</i> |

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|---|--|---|
| TRANSPORTATION/CIRCULATION | | |
| Several roadways, freeway segments, and intersections in the City of Sunnyvale would be impacted by Citywide cumulative development (including the proposed project) despite the implementation of mitigation measures. | <i>Mitigation measures would be implemented on a project-by-project basis. However, future development that would be facilitated as a result of the proposed Specific Plan, in combination with existing, proposed, and reasonably foreseeable projects would be considered significant and unavoidable.</i> | <i>Significant and Unavoidable</i> |

S.3 Summary of Environmental Impacts, Mitigation Measures and Level of Significance After Mitigation

Table S-2, which is found at the end of this section, contains a summary of each potentially significant or significant effect and corresponding mitigation measures proposed to minimize or avoid significant impacts associated with the proposed Specific Plan. This EIR evaluates impacts related to implementation and subsequent buildout of the Specific Plan.

S.4 Significant and Unavoidable Adverse Environmental Effects

Section 15126.2 of the State CEQA Guidelines requires an EIR to “describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

Section 3.0 of this EIR provides a description of the potential environmental impacts associated with implementation and subsequent buildout of the proposed Specific Plan and recommends mitigation measures to reduce impacts to less than significant levels where feasible. With implementation of the mitigation measures proposed, significant unavoidable impacts would remain in the following areas: Air Quality, Population and Housing, and Traffic/Circulation. In addition, the proposed project in combination with other pending, approved, and reasonably foreseeable projects in the City of Sunnyvale would result in cumulative impacts related to air quality, population and housing, traffic and circulation, noise, energy supply, and water supply.

S.5 Summary of Alternatives

Section 6 of this EIR evaluates alternatives to the proposed project in accordance with the State CEQA Guidelines § 15126.6. Based on the purpose of the alternatives analysis as prescribed in Section 15126.6 of the State CEQA Guidelines, the following alternatives were selected by the City of Sunnyvale for evaluation in this EIR:

- ❖ Alternative A: No-Project Alternative (as required by Section 15126.6(e) of the State CEQA Guidelines): assumes that the proposed Specific Plan is not adopted and future development in the Moffett Park Specific Plan area occurs under the direction of the existing General Plan and Zoning Code. Alternative A would allow for development intensities of .50 for the existing transit core and .35 for the remaining general industrial parcels.
- ❖ Alternative B: assumes development and adoption of a Specific Plan that would allow for development intensities of .70 FAR for the MP-TOD zone and .50 FAR for the MP-I and MP-C zones. Alternative B would not include the floating reserve of two million square-feet or the Transfer of Development Rights Program.
- ❖ Alternative C: assumes development and adoption of a Specific Plan that would allow for development intensities of .50 FAR for all parcels in the Specific Plan area. All parcels in the Moffett Park Specific Plan area would be zoned MP-I. Alternative C would not include the MP-TOD and MP-C zones, the floating reserve of two million square-feet, or the Transfer of Development Rights Program.

**TABLE S-3
SUMMARY OF CUMULATIVE IMPACTS AND MITIGATION**

| CUMULATIVE IMPACTS | MITIGATION MEASURES | LEVEL OF SIGNIFICANCE AFTER MITIGATION |
|--|--|--|
| UTILITIES | | |
| Future development that would be facilitated by the implementation of the proposed Moffett Park Specific Plan would result in less-than-significant impacts related to water, electricity, natural gas, telephone, and cable. | <i>Future projects in the Specific Plan area would require the construction of new sewer facilities and the implementation of a Solid Waste/Recycling Management Plan to mitigate potentially significant impacts. With mitigation, these potentially significant impacts would be reduced to less than significant levels.</i> | <i>Less Than Significant Impact</i> |
| Water supplies to serve the pending and approved projects in the City of Sunnyvale, including the future implementation of the Moffett Park Specific Plan and the NASA Ames Development Plan, as well as other existing developments in the region during drought years cannot be ensured (NASA Ames Development Plan Draft EIS). Therefore, potentially significant water supply impacts could occur in the region during a period of severe drought. | <i>Although mitigation measures cannot be implemented to prevent naturally occurring catastrophic events such as drought, individual impacts of development projects are assessed and mitigated on a project-by-project basis.</i> | <i>Potentially significant water supply impacts could occur in the region during a period of severe drought.</i> |
| The development of pending and approved projects in the City of Sunnyvale may exceed the capacity of the sewer mains that serve individual project sites. | <i>Sewer mains would have to be upgraded, as appropriate on a project-by-project basis, as mitigation to adequately serve existing development. The individual impacts future development would be assessed and mitigated on a project-by-project basis.</i> | <i>Less Than Significant Impact</i> |
| The cumulative effects of pending and approved projects in the region would further impact existing electrical utility supplies and may contribute to future rolling blackouts in the event of recurring statewide energy shortages. | <i>To reduce cumulative energy impacts, additional electrical power plant facilities need to be constructed. In order to reduce energy demands generated by future projects, the projects would be required to adhere to energy conservation measures under Title 24 of the California Administrative Code. The individual impacts of other pending and approved projects would be assessed and mitigated on a project-by-project basis.</i> | <i>The incremental contributions to cumulative electrical utility impacts would be considered potentially significant.</i> |